[redacted]

From: Christie Burns
Sent: 16 October 2026 12:37
To: Development Control
Subject: FW: 4/25/2208/0R1 - LAND AT BOWRIE FAULD, WEST OF SMITHY BANKS, HOLMROOK

Hi Joy,

Comments to be put online please.

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind Regards,

Christie Burns MRTPI
Senior Planning Officer | Development Management
Inclusive Growth and Placemaking | Cumberland Council
The Market Hall | Market Place | Whitehaven | CA28 7JG
T: [redacted]
Email: [redacted]k

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From: Smith, Julian <[redacted]
Sent: 16 October 2026 12:29
To: Christie Burns <Christie.Burns@copeland.gov.uk>
Subject: RE: 4/25/2208/0R1 - LAND AT BOWRIE FAULD, WEST OF SMITHY BANKS, HOLMROOK

Parks & Open Spaces Team Consultation Response	
Date:	16.10.2026
Planning Ref:	4/25/2208/0R1
Description:	Application for approval of the reserved matters of appearance, layout, scale, and landscaping as outlined in the original outline planning permission 4/21/2534/0o1 - residential development with all matters reserved except for access **Site** Land at Bowrie Fauld, west of Smithy Banks, Holmrook

The detailed Landscape Plan prepared by Dan Todd landscape Design appears to be detailed and well-specified so I have no specific comments on the design and plant selection.

However, ensuring a high-standard of implementation in accordance with the submitted plan is essential. This should be undertaken in the first planting season following completion of the development. Equally important is the long-term maintenance and ensuring that the proposals on the Landscape Plan are fully realised. This should include provision for re-planting plant failures during a contractual 12-month Defects

Liability Period. Consideration should be given to making replacement of plant failures a planning condition, covering a lengthier timescale than would normally be the case through a contractual Defects Liability Period between Client and Contractor. Given the impact of climate change, and the increasing likelihood of prolonged periods of summer drought, this becomes even more important to ensuring a successful scheme.

I note the Public Open Space Plan indicates inclusion of a Trim Trail on the greenspace at the entrance to the site. No details have been provided as to the supplier or design of this equipment. I suggest that details should be requested to ensure the equipment is of a high quality and design (meeting all required industry standards), offering significant play value. Consideration should also be given to the provision of inclusive play equipment. Fencing of the play area should also be considered, for safety reasons given the proximity to the access road and junction with the highway, and to ensure the exclusion of dogs. Seating/pinic benches would also be advantageous to ensure the space allows for socialising and for supervision of children by parents/carers.

Regards

Julian Smith | Interim Parks and Open Spaces Manager (former Allerdale and Copeland areas)

Cumberland Council, Allerdale House, Workington, Cumbria, CA14 3YJ

T: [redacted]

M: [redacted]

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From: Christie Burns <[redacted]>
Sent: 12 October 2026 14:55
To: Smith, Julian <[redacted]>
Subject: RE: 4/25/2208/0R1 - LAND AT BOWRIE FAULD, WEST OF SMITHY BANKS, HOLMROOK

Good afternoon,

I am just following up on a consultation request and my previous correspondence in relation to the above application. I would be grateful if you could provide any comments on this application by the 16th October.

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Kind Regards,

Christie Burns MRTPI
Senior Planning Officer | Development Management
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Email: [redacted]

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From: Christie Burns
Sent: 25 September 2026 16:27
To: Smith, Julian [redacted]
Subject: FW: 4/25/2208/0R1 - LAND AT BOWRIE FAULD, WEST OF SMITHY BANKS, HOLMROOK

Good afternoon,

I am just following up on a consultation request sent over on the 28th July 2025 and a reconsultation request sent on the 28th August 2026 in relation to the above application. Deadline for comments on the reconsultation was the was the 18th September and I don’t believe we have received a response from yourself to either consultation. I would be grateful if you could provide any comments on this application by 2nd October.

Thanks in advance.

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Kind Regards,

Christie Burns MRTPI
Senior Planning Officer | Development Management
Inclusive Growth and Placemaking | Cumberland Council
The Market Hall | Market Place | Whitehaven | CA28 7JG
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Email: [redacted]

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